

## **COON RAPIDS PLANNING COMMISSION MEETING OF FEBRUARY 19, 2015**

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### **CALL TO ORDER**

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The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Ray Knoblauch, Mary Schmolke, and Zachary Stephenson.

Members Absent: Commissioners Denise Hosch, Jonathan Lipinski, and Julia Stevens.

Staff Present: Community Development Director Grant Fernelius; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

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### **PLEDGE OF ALLEGIANCE**

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Chair Schwartz led the Commission in the Pledge of Allegiance.

### **OATH OF OFFICE**

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Planner Harlicker administered the Oath of Office to newly appointed Planning Commission members Mary Schmolke and Ray Knoblauch.

Chair Schwartz welcomed Commissioners Schmolke and Knoblauch to the Planning Commission.

### **ADOPTION OF THE AGENDA**

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**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.**

### **APPROVAL OF THE JANUARY 15, 2015 REGULAR MINUTES**

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The Commission would take action on this item at the March 19, 2015 Planning Commission meeting.

### **NEW BUSINESS**

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- 1. PLANNING CASE 15-6 – PRELIMINARY PLAT – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING**
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At the request of the applicant, this item has been postponed to the March 19, 2015 Planning Commission meeting. Staff recommended that the public hearing be opened and continued to the March meeting.

Chair Schwartz opened the public hearing at 6:35 p.m. The public hearing was continued to the March 19th meeting.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO CONTINUE THIS ITEM TO THE MARCH 19, 2015 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.**

**2. PLANNING CASE 15-5 – SITE PLAN – SALVATION ARMY – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING**

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At the request of the applicant, this item has been postponed to the March 19, 2015 Planning Commission meeting. Staff recommended that the public hearing be opened and continued to the March meeting.

Chair Schwartz opened the public hearing at 6:36 p.m. The public hearing was continued to the March 19th meeting.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO CONTINUE THIS ITEM TO THE MARCH 19, 2015 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.**

**3. PLANNING CASE 15-3 – LAND USE AMENDMENT – TCA REAL ESTATE – EGRET BOULEVARD AND WOODCREST DRIVE – PUBLIC HEARING**

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It was noted the applicant is requesting a land use amendment to change the land use designation of certain property from Moderate Density Residential to General Commercial. The applicant is also proposing a corresponding zone change to General Commercial. Staff reviewed the case further and recommended denial of the request for a land use plan amendment to change the land use.

Commissioner Stephenson asked if a moderate density residential development was viable for this parcel. Planner Harlicker stated this parcel has not yet developed due to the hit the residential market has taken in recent years.

Pat Masha, Briggs & Morgan, thanked staff for the thorough report. He understood the concerns of the City going forward. However, the practical reality was that the petitioner was the owner of the adjacent automobile dealership. He stated whether or not the market comes around, he did not believe townhomes were a realistic use next to an automobile dealership. He suggested the Commission consider the lot combination and rezoning noting the applicant was proposing to buffer the lot line adjacent to the residential uses.

Wayne Kryzinski, Twin Cities Automotive, explained that his site was landlocked and he was in need of additional space in order for his business to grow. He commented that the additional land would allow for additional vehicle storage and employee parking. He stated that he was willing to invest in the vacant parcel in order to expand his business.

Commissioner Stephenson requested further information on the proposed buffering. Mr. Masha provided comment on how the parking lot would be expanded along with the location of the trees along the street and rear property line. It was noted there would be no additional traffic impacting the surrounding properties. He stated discussions would be held with the adjacent townhome association in order to address their concerns. He believed that the proposed use for this site was a logical extension.

Chair Schwartz questioned if the applicant would be adding any new driveways. Mr. Masha indicated the Site Plan has not been finalized. He indicated the applicant as not proposing any additional driveways at this time.

Chair Schwartz opened and closed the public hearing at 6:53 p.m., as no one wished to address the Planning Commission.

Commissioner Schmolke asked if the Commission could approve the Zone Change with conditions. Assistant City Attorney Johnson stated Zone Changes were not allowed to be approved conditionally. Further discussion ensued regarding the request before the Commission.

Commissioner Stephenson indicated he was inclined to support the request. While he understood staff's concerns, he noted this was a site the City has struggled with and the proposed use would make good use of the parcel.

Commissioner Knoblauch agreed. He supported the applicant's request and wanted to see the Commission support this local business.

Commissioner Schmolke believed that the proposed use was a good fit for the parcel.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-3, THE LAND USE PLAN AMENDMENT TO CHANGE THE LAND USE FROM MODERATE DENSITY RESIDENTIAL TO GENERAL COMMERCIAL. THE MOTION PASSED UNANIMOUSLY.**

This is a recommendation to the City Council that will be considered at the March 17, 2015 City Council meeting.

**4. CASE 15-4 – ZONE CHANGE – TCA REAL ESTATE – EGRET BOULEVARD AND WOODCREST DRIVE – PUBLIC HEARING**

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It was noted the applicant is requesting a zone change to change the zoning of certain property from Moderate Density Residential to General Commercial. The applicant is also proposing a corresponding land use amendment to General Commercial. Staff reviewed the case in further detail and recommended denial of the proposed zone change.

Chair Schwartz opened and closed the public hearing at 6:53 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE PLANNING CASE 15-4, THE PROPOSED ZONE CHANGE TO GENERAL COMMERCIAL. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the March 3, 2015 City Council meeting.

5. PLANNING CASE 15-8 – LAND USE AMENDMENT – COON RAPIDS ASSOCIATION – 80 COON RAPIDS BOULEVARD – PUBLIC HEARING

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It was noted the applicant is requesting a land use amendment to change the land use designation of certain property from Office to Community Commercial. The applicant is also proposing a corresponding zone change to Community Commercial. Staff reviewed the request in detail and recommended approval of the proposed land use amendment.

Alan Hamel, representative of the Petitioner, explained he has been working on this property for the past two years. It was his hope to have the property utilized even with its small amount of access. He believed that the request of the applicant would provide for a wider variety of uses on the site.

Chair Schwartz opened and closed the public hearing at 7:12 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-8, THE PROPOSED LAND USE AMENDMENT BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED AMENDMENT IS CONSISTENT WITH THE COMPREHENSIVE PLAN IN THAT IT PROMOTES THE IMPROVED APPEARANCE AND FUNCTION OF COON RAPIDS BOULEVARD.
2. THE PROPOSED LAND USE AMENDMENT IS COMPATIBLE WITH THE SURROUNDING LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED LAND USE AMENDMENT WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
4. THE PARCEL FRONTS ON COON RAPIDS BOULEVARD, WHICH IS A CLASS A ARTERIAL STREET.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the March 17, 2015 City Council meeting.

6. PLANNING CASE 15-9 – ZONE CHANGE – COON RAPIDS ASSOCIATION – 80 COON RAPIDS BOULEVARD – PUBLIC HEARING

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It was noted the applicant is requesting a zone change to change the zoning of certain property from Office to Community Commercial. The applicant is also proposing a corresponding land use amendment to Community Commercial. Staff discussed the request further detail and recommended approval.

Chair Schwartz opened and closed the public hearing at 7:12 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE PLANNING CASE 15-9, THE PROPOSED ZONE CHANGE BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO COMMUNITY COMMERCIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF COMMUNITY COMMERCIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USES AND ZONING.
3. THE TIMES AND CONDITIONS HAVE CHANGED SO THAT A REASONABLE USE OF THE PROPERTY CANNOT BE MADE UNDER THE CURRENT ZONING.
4. THE PROPOSED ZONE CHANGE WOULD NOT HAVE AN ADVERSE IMPACT ON THE AREA.
5. THE PROPOSED REZONING IS CONSISTENT WITH THE COON RAPIDS BOULEVARD FRAMEWORK PLAN AND THE RIVER RAPIDS OVERLAY DISTRICT.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be introduced at the March 3, 2015 City Council meeting.

7. PLANNING CASE 15-7 – SITE PLAN – BORDER FOODS – 1865 GATEWAY DRIVE – PUBLIC HEARING
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It was noted the applicant is requesting site plan approval for a restaurant (Taco Bell) with a drive-thru.

Commissioner Stephenson discussed the sidewalk and asked if it would continue along this parcel. Planner Harlicker commented there was not enough space to have a sidewalk given the location of the wetland.

Barbara Schneider, Border Foods representative, thanked staff for the thorough report and for their assistance in preparing the request. She reviewed the proposed building materials and requested the Commission support her request.

Chair Schwartz opened and closed the public hearing at 7:29 p.m., as no one wished to address the Planning Commission.

Chair Schwartz supported the proposed building materials and believed the building would be a fine addition to this area of Coon Rapids.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER KNOBLAUCH, TO APPROVE PLANNING CASE 15-7, THE PROPOSED SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. PEDESTRIAN SCALE LIGHTING, CONSISTENT WITH THE EXISTING LIGHTING, BE PROVIDED ALONG WITH SIDEWALKS.
2. THE WALL SCONCES MUST BE MISSION STYLE, SIMILAR TO THOSE ON THE ADJACENT CONVENIENCE STORE.
3. ALL COMMENTS OF THE ASSISTANT CITY ENGINEER BE ADDRESSED.
4. THE OVERHEAD LIGHTS IN THE PARKING LOT MUST BE COORDINATED WITH THOSE ON THE HOLIDAY SITE.
5. THE APPLICANT ENTER INTO A SITE SECURITY AGREEMENT WITH THE CITY.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

8. REVOCATION OF CONDITIONAL USE PERMIT PC 07-16 – 1919 122<sup>ND</sup> AVENUE - MCGEE
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It was noted the City is recommending the revocation of the conditional use permit for a home occupation (massage therapy) as the applicant is no longer operating the business at this address.

Chair Schwartz opened and closed the public hearing at 7:36 p.m., as no one wished to address the Planning Commission.

**MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE REVOCATION OF PLANNING CASE 07-16, THE HOME OCCUPATION CONDITIONAL USE PERMIT FOR MASSAGE THERAPY BUSINESS BASED ON THE FINDING THAT THE HOME OCCUPATION IS NO LONGER IN OPERATION AT THIS ADDRESS. THE MOTION PASSED UNANIMOUSLY.**

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

9. 2014 PLANNING COMMISSION ANNUAL REPORT

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Planner Harlicker reviewed the 2014 Planning Commission Annual Report.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER SCHMOLKE, TO APPROVE THE 2014 ANNUAL REPORT. THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

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Planner Harlicker discussed the items that would be discussed at the March Planning Commission meeting.

ADJOURN

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MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER KNOBLAUCH, TO ADJOURN THE MEETING AT 7:41 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary